



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-024143-26

In the matter of: 4, 821 BRUCE AVE
WINDSOR ON N9A4X6

Between: 2241781 Ontario Inc Landlord

And

John Gixti Tenant

2241781 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict John Gixti (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on June 10, 2026.

Only the Landlord's agent Karl Schuster attended the hearing.

As of 9:41 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on June 2, 2026. Therefore, the Landlord's request for termination of the tenancy and eviction is moot.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of June 2, 2026.

2. The Landlord's application is dismissed.

June 23, 2026

Date Issued

Kyle McGraw

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.